



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PUBLIC HEARING

DISNEY | ABC STUDIOS AT THE RANCH PROJECT
COUNTY PROJECT NO. TR071216-(5)
PLAN AMENDMENT NO. 200900010
ZONE CHANGE NO. 200900012
VESTING TENTATIVE TRACT MAP NO. 071216
CONDITIONAL USE PERMIT NO. 200900126
OAK TREE PERMIT NO. 200900041
PARKING PERMIT NO. 201000002
ENVIRONMENTAL ASSESSMENT NO. 200900112
EIR SCH NO. 2010011010

Notice is hereby given that the Regional Planning Commission of Los Angeles County ("Commission") will conduct a public hearing concerning this land use proposal on **June 19, 2013** at 9:00 a.m., in Room 150, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. Room 150 will be open to the public at 8:50 a.m. Interested persons will be given an opportunity to testify.

SITE LOCATION

The proposed development is primarily located on the Golden Oak Ranch at 19802 Placerita Canyon Road, Newhall, in the Santa Clarita Valley within unincorporated Los Angeles County adjacent to the City of Santa Clarita. The Project Site is collectively comprised of a 58-acre Development Area, Water Tank Area, Trail Area, two Potential Mobile Home Relocation Areas, and Conditional Parking Area within the approximately 890-acre Golden Oak Ranch ("The Ranch") within unincorporated Los Angeles County ("County"), and Off-Site Infrastructure Improvement Areas located in the County and City of Santa Clarita.

PROJECT DESCRIPTION

The following requests include the description of the Project:

General Plan Amendment No. 200900010

To amend the Santa Clarita Valley Area Plan local plan designation on the 44.28-acre site associated with Vesting Tentative Tract Map ("VTTM") No. 071216 from Hillside Management (HM) and Floodplain/Floodway (W) to Commercial (C).

Zone Change No. 200900012

To change the zoning on the 44.28-acre site associated with VTTM No. 071216 from A-2-1 (Heavy Agricultural-One Acre Minimum Lot Area) to C-M-DP (Commercial Manufacturing-Development Program).

Vesting Tentative Tract Map No. 071216

To create 20 lots, or alternatively 18 lots, located on 44.28 acres of the 890-acre subject property for development of indoor sound stages and associated production, administrative, parking, and support facilities in the proposed C-M-DP zone with associated off-site infrastructure improvements and vacation of Delden Road.

Conditional Use Permit No. 200900126

To authorize a Development Program including: indoor filming studio development on 44.28 acres associated with VTTM No. 071216 in the proposed C-M-DP zone (Option A: 555,950 square feet; Option B: 510,000 square feet); parking within 14 acres of Los Angeles Department of Water and Power transmission line right-of-way or within two conditional onsite parking lots; grading in excess of 100,000 cubic yards with optional night hauling of offsite transport; maximum building height of 60 feet; relocation of a caretaker mobile home; construction of an electrical distribution substation; construction of a water tank; construction of a trail and trail staging area; exemption from Outdoor Lighting District hours of operation requirements for onsite filming activities; continuation of permitted

existing agricultural and oil production uses; continued operation and maintenance of existing outdoor sets and filming ranch on 195 acres with the remaining 637 acres used as filming backdrop in the proposed C-M-DP, A-2-1 and A-2-2 (Heavy Agricultural-Two Acres Minimum Lot Area) zones. This CUP would supersede and replace CUP No. 04-089.

Oak Tree Permit No. 200900041

To authorize removal of 158 oak trees (including 16 heritage trees) in the A-2-1 zone and encroachment into the protected zone of 82 oak trees (including 3 heritage trees) in the A-2-1 and A-2-2 zones.

Parking Permit No. 201000002

To authorize tandem parking, reciprocal parking within the 44.28 acres associated with VTTM No. 071216, off-site parking within LADWP right-of-way or alternatively use of two on-site conditional parking lots, and use of surplus parking area without paving and striping, in the A-2-1 and A-2-2 zones.

ENVIRONMENTAL DOCUMENTATION

An EIR, including Final EIR, Draft EIR, Mitigation Monitoring and Reporting Program, CEQA Findings of Fact, and a Statement of Overriding Considerations have been prepared for this project pursuant to the California Environmental Quality Act (Cal. Pub. Res. Code §§ 21000, et seq.). The Final EIR will be available for review at least 10 days prior to the public hearing date (Cal. Code of Reg. Title 14 Chap. 3 §15089(b)).

PUBLIC COMMENT PERIOD AND REVIEWING LOCATIONS

Project materials are available for review Monday through Thursday, 7:30 a.m. to 5:30 p.m. (closed on Fridays) at: County of Los Angeles Department of Regional Planning, Hall of Records, Room 1362, 320 West Temple Street, Los Angeles, California 90012. Selected materials are also available for review beginning **May 20, 2013** at the County libraries listed below and on the Department of Regional Planning website <http://planning.lacounty.gov/case/all> by scrolling to Vesting Tentative Tract Map No. 071216.

Castaic Library
27971 Sloan Canyon Road
Castaic, CA 91384 (661) 257-7410

Old Town Newhall Library
24500 Main St.
Santa Clarita, CA 91321 (661) 259-0750

Canyon Country Jo Anne Darcy Library
18601 Soledad Canyon Road
Santa Clarita, CA 91351 (661) 251-2720

Valencia Library
23743 W. Valencia Blvd.
Santa Clarita, CA 91355 (661) 259-8942

These cases do not affect the zoning of surrounding properties. If you are unable to attend the public hearing but wish to send written comments, please write to Attention: Mr. Kim Szalay, Department of Regional Planning, Room 1362, 320 West Temple Street, Los Angeles, California 90012, or, by email to kszalay@planning.lacounty.gov. You may also obtain additional information concerning this case by telephoning Mr. Kim Szalay at (213) 974-4876 between 7:30 a.m. and 5:30 p.m., Monday through Thursday (our offices are closed on Fridays). Callers from North County areas may dial (661) 272-0964 (Antelope Valley) or (661) 253-0111 (Santa Clarita) toll free and then ask to be connected to (213) 974-4876.

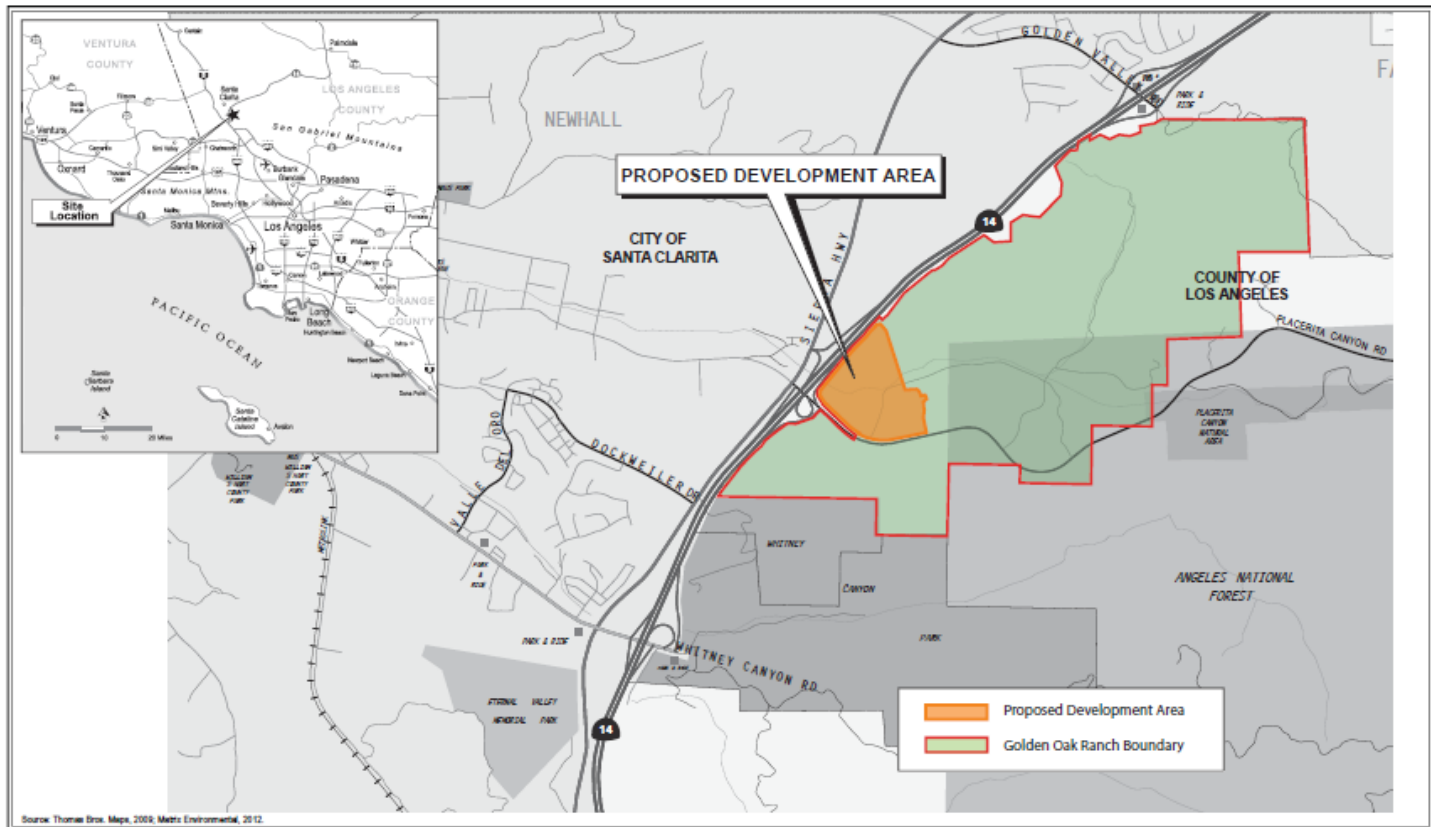
If you challenge a County action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or by written correspondence delivered to the Regional Planning Commission at, or prior to, the public hearing.

Este es un aviso de una audiencia pública de acuerdo al decreto de la protección del medio ambiente de California. El proyecto que se considera por el Condado de Los Angeles es un proyecto de desarrollo del uso del suelo en Disney|ABC Studios At The Ranch. Una audiencia pública para considerar el proyecto tendrá lugar el día 19 de Junio 2013. Si necesita más información, o si quiere este aviso en Español, favor llamar al Departamento de Planificación al (213) 974-6466.

ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aids and services such as material in alternate format or a sign language interpreter, please contact the ADA (Americans with Disabilities Act) Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice.

PROJECT VICINITY MAP

Disney | ABC Studios at The Ranch Site



Source: Thomas Bros. Maps, 2009; Metrix Environmental, 2012.

Disney | ADR Studios at The Ranch